

**CONDITIONS OF APPROVAL FOR
90 N. WINCHESTER BOULEVARD
DEVELOPMENT PROJECT
Senior Housing Project**

Reference Files:

PLN2003-03958 (Rezoning of Senior parcel to PD[R3-18D])

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following conditions of approval are recommended:

GENERAL

1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

ENGINEERING

2. Obtain site clearance through Engineering Department prior to issuance of building permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process.
3. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to issuance of building permits.
4. Damaged curb, gutter and sidewalk within the public right-of-way along property's frontage (to the nearest score mark) shall be repaired or replaced in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
5. Construct driveways in the public right-of-way to City commercial type standards, and provide 2% sidewalk cross slope at driveway to comply with ADA standards, in a manner acceptable to the City Engineer. Any proposed non-standard driveway will require approval of the City Engineer and the developer's execution of an agreement to maintain the driveway.
6. Unused driveways in the public right of way shall be replaced with City standard curb, gutter and sidewalk.
7. Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Contact Traffic Engineering at (408) 615-3000 for further information.
8. All work within the public right-of-way, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a **Single Street Opening Permit** issued by the City Engineering Department. Issuance of the Street Opening Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
9. Prior to issuance of building permits, Developer must demonstrate to the City that the existing storm and sanitary sewer systems can accommodate this proposed development. System improvements, if needed, will be at developer's expense.
10. Developer is to cause a Final Map to be recorded to subdivide the parcel for development.

11. Developer is required to dedicate for street right-of-way a 20' strip along east property line that is already improved to the Winchester Boulevard required width.
12. Developer to implement all mitigations per EIR – Transportation section.
13. Traffic signal at Forest Avenue and Winchester Blvd. to be revised per EIR in coordination with City of San Jose.

ELECTRIC

14. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
15. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
16. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
17. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
18. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G6 and MS-G7.
19. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
20. All electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
21. City Electric Department transformer pads require an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
22. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.
23. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City.

After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

24. Electrical improvements (including underground electrical conduits on properties frontage) may be required if any private single improvement valued at \$50,000 or more or any series of private improvements made within a three-year period valued at \$50,000 or more in conjunction with a use, variance, or moving permit. Also may be required if any single private improvement valued at \$80,000 or more or any series of private improvements made within a three-year period valued at \$80,000 or more in conjunction with a building permit (Santa Clara City Code Title 17 Appendix A (Table III)).
25. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.
26. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please contact Rita Alberts at 408-261-5375 after development of site plan, to facilitate plan review.

WATER

27. All on-site water distribution facilities shall be private and shall be maintained by owner or property owner's association. Water needs shall be served by a master meter(s) at the public street right-of-way.
28. Water and sewer service shall be independent, that is, the said property shall not be connected to lines from the adjacent properties unless approved by the City Building Official.
29. All sanitary sewer lateral(s), either proposed or existing, shall be equipped with a clean-out at the property line.
30. Landscaping irrigation water needs shall be provided by a separate water service(s).
31. All trees, existing and proposed, must maintain minimum of ten (10) feet from any existing or proposed Water Department facilities. Existing trees that conflict must be removed by developer. Trees shall not be planted in water easements or public utility easements.
32. If multiple fire services are required, backflow prevention is required at the Developer's expense.
33. Both buildings shall have a separate fire service and water service (domestic) independent of each other.

FIRE

Fire Department Emergency Access:

34. Approved addresses shall be placed on all buildings in such a position as to be plainly visible and legible from the road fronting the property. Numbers shall contrast with their background.
35. Approved fire apparatus access roads (public/private) shall be established and maintained to within 150 feet of all exterior walls of any building.
36. Approved fire apparatus access roads shall have a minimum 20-foot width, have a minimum 13 ½-foot vertical clearances and have a minimum 36-foot inside turning radius.

37. Fire Department access roadways shall be maintained clear and unobstructed. Provide proper fire lane signage and curb striping per the Vehicle Code Section 22500.1.
38. The curbing at the EAE access points shall be either a "rolled" curb, OR, a driveway-type entry.
39. The sidewalk at the access points (EAE) shall be designed and built to withstand a 70,000 lb. load.
40. The two EAE access "roadways" into the "park area" shall be built with turf block; that is designed and built to withstand a 70,000 lb. load. Both "roadway" borders shall be clearly delineated with a 6-inch wide concrete strip.

Water Supply:

41. Install private fire hydrants and mains capable of supplying the required fire flow when any portion of the building protected is in excess of 150 feet from a water supply on a public street (Hydrants shall be spaced no more than 300 feet apart from each other).
42. When underground fire service mains are required, submit separate plans, fees and fire flow calculations to the Fire Department for separate review and permit. Each parcel or building may require separate fire service. (NOTE: Stamped and wet signed Civil drawings shall be submitted in conjunction with shop quality drawings by the installing "A" or "C-16" licensed contractor).

Required Fire Protections/ Detection Systems and Equipment:

43. An automatic fire sprinkler system is required for all new buildings where the fire flow for the building exceeds 2,000 gallons per minute or the total floor area exceeds 10,000 square feet (a separate Fire Department permit is required for the sprinkler system). (Sprinkler main drain test valves shall discharge to the sanitary sewer system (via an indirect connection) or shall discharge onto a landscape area of sufficient approved size.)
44. An automatic fire sprinkler system shall be provided for all buildings in accordance with the Uniform Building Code based on occupancy classification/square footage/building construction material.
45. A "Standpipe system" shall be provided in both buildings as set forth in Table 1004-A.
46. A fire alarm system shall be provided in accordance with the Fire Code.

Dumpster Storage:

47. Rubbish containers: Containers that are 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings, property lines or combustible roof eave lines unless protected by approved fire sprinklers (UFC 1103.2.2). If a roof over the trash enclosure is to be provided, then it shall be of non-combustible construction.

Fire Safety During Construction:

48. At the time of permit application, submit a construction "Fire Safety Plan" to the Fire Department for review and approval. No FD building permit will be issued without the "Fire Safety Plan" submitted. The "Fire Safety Plan" shall address fire protection (i.e., access roads, water mains, on-site fire hydrants, fire extinguishers and standpipes) be installed and made serviceable prior to the time of construction. Include in the safety plan the location of fire extinguishers, fire hydrants (public and private), storage of combustible construction materials, propane tanks, and "NO SMOKING" signs. Plus the Safety plan shall address the how the following items will be used: temporary heating devices, temporary electrical wiring, cutting/welding and other open-flame devices. (CFC 8703; 901.3; 903.2 & 8700) See "Standards for Construction site fire Safety" handout or website at www.unidocs.org/fire

Fire Department (Required on plans/ drawings at the time of application)

49. Prior to combustible materials being brought onto the site, approved fire apparatus access roads shall be constructed. These shall be capable of supporting the imposed fire apparatus load (70,000 lbs.) and have a FD approved all-weather driving surface.
50. Construction materials shall not obstruct access roads, access to buildings, hydrants or fire appliances.
51. Combustible construction in excess of 100 feet from the street shall not commence until emergency access roads; underground fire service lines and permanent on-site hydrants are in service and have been tested, flushed and approved by the Fire Department.
52. During construction of a building and until permanent fire-extinguishers have been installed, portable fire extinguishers are required within 50 feet travel distance to any part of the building in accordance with section 8704.4.2 of the 2001 California Fire Code and the Santa Clara Municipal Fire and Environmental Code.
53. A "General Permit" through the State shall be obtained and adhered to regarding non-point source issues on construction sites. (i.e., prevention of paints, debris, etc. from going down storm drains).
54. Internal-combustion-powered construction equipment shall be used as follows; (a) Equipment shall not be refueled while in operation, (b) Exhausts shall be piped to the outside of the building.
55. Where exit signs are required by Chapter 10, additional approved low-level exit signs which are internally or externally illuminated, photo luminescent, or self-luminous, shall be provided in all interior rated exit corridors.

POLICE

56. Provide a minimum illumination of one-foot candle in carport, parking areas and in all common pedestrian or landscaped areas of the development. The illumination should be deployed in fixtures that are both weather and vandal resistant.
57. Address numbers of the individual units shall be clearly visible from the street and shall be a minimum of six (6) inches in height and of a color contrasting with the background material. Numbers shall be illuminated during the hours of darkness. Individual apartment numbers shall be a minimum of six (6) inches in height and a color contrasting to the background material and either visible from the street or from the center area of the project. Where multiple units/buildings occupy the same property, unit/building address shall be clearly visible. A monument sign, preferably at all dedicated entrances to the property, shall be prominently displayed, showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.
58. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.
59. A Knox Box or Coded Entry System is required for Police access to enclosed parking lots and gated communities.
60. Landscaping shall be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
61. Any required enclosure fencing (trash area, utility equipment, etc.) if not see through, should have a six (6) inches opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.

62. Exterior stairs should be open style and well lit.
63. Exterior elevators should be seeing through for maximum visibility. All elevators should be well lit and equipped with a security mirror to provide interior and exterior visibility prior to entry or exit.
64. In a development where there is an alley, driveway, etc. providing a rear entrance or access, the address shall be displayed to both the front and rear of the individual buildings. Where an alley, driveway, etc. provides vehicular access, address numbers shall be clearly visible from that access.
65. There shall be positioned near the entrance an illustrative diagram of the complex, which shows the location of the viewer and unit designations within the complex including separate building designations. This diagram shall be illuminated and should be protected by vandal resistant covers.
66. All entrances to parking areas (surface, structure, sub-terranean, etc.) should be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code Section 22658(a) for guidance).
67. The 'Parking Structure & Parking Lot Security' recommendations provided to applicant should be considered, with applicable provisions implemented.
68. The 'Multiresidential Security Guidelines' provided to applicant should be considered, with applicable provisions implemented.

PLANNING AND INSPECTION

69. Obtain required permits and inspections from the Building Official and comply with the conditions thereof.
70. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits.

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